



Condensation, Damp & Mould

Condensation

Everyday household activities such as cooking, bathing and drying clothes can produce moisture, and during the colder winter months this moisture can condense on cold surfaces such as walls, ceilings and windows. Moisture can encourage rot in wooden objects like doors and window frames and spoils decorations and furnishings. It can provide the ideal conditions for mould growth and mildew which causes black patches on walls and fabrics.

How to avoid Condensation

Condensation and its associated problems can be reduced by following the guidelines below:

Check the condition of the property

Regular checks and planned repairs are the best approach before defects can cause a serious problem.

- Rising damp – is caused by water from the ground getting into the walls and floors often due to the failure of the damp proof course or membrane,
- Penetrating damp – is the ingress of moisture through the building walls.

Check for the following problems:

- a leak in the roof or gutter, rain water pipes or even the mains water supply; missing roof tiles; damaged flat roof coverings; cracking to brickwork; rotten windowsills; blocked guttering; blocked or missing air bricks; crumbling brickwork or rendering to chimneystacks.

Produce less moisture

Bathroom

- Open windows or ensure you use the extractor fan when you are having a bath or a shower,
- If the window has a trickle vent ensure that it is open (this is a small opening at the top of the window that slides open and shut to allow background ventilation),
- Keep the bathroom door shut during and after bathing.

Having a bath can produce 2 pints of water



Kitchen

- Ensure trickle vents on windows are open,
- Open windows or ensure you use the extractor fan when you are cooking,
- Keep the kitchen door shut during and after cooking,
- Cover boiling pans using proper lids and don't leave kettles boiling.

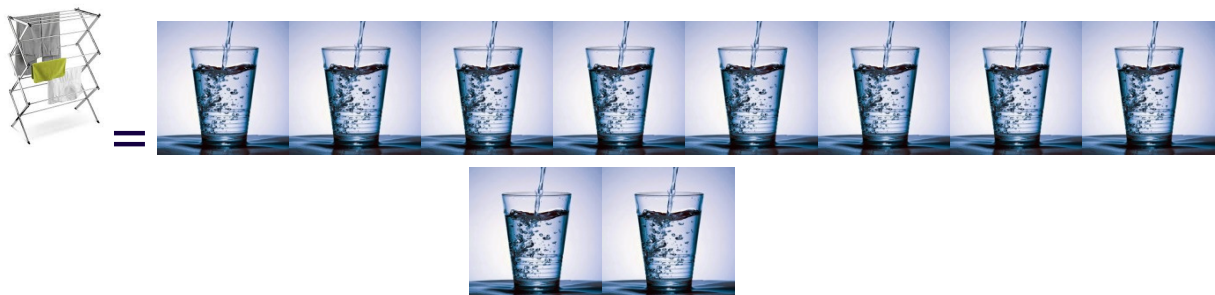
Cooking by gas for 3 hours can produce 6 pints of water



Drying clothes

- Try to avoid drying clothes indoors. If you have to, open the window and close the door to the room to prevent moisture re-circulating around your home,
- Do not dry clothes directly on radiators. Use a clothes rack,
- If you have a tumble dryer, make sure it is vented directly to the outside. If you have a condenser dryer, ensure you ventilate the room by opening trickle vents and/or a window.

Drying clothes indoors can produce 10 pints of water



Heating

Keep your house warm. Remember when the house is warmer condensation is less likely to occur.

- Heat the whole house rather than just one or two rooms and keep low background heating on all day, even when there is no-one at home. This will help to maintain an even indoor temperature, reducing temperature variations throughout a 24 hour period,
- Using a gas fire produces a lot more moisture than your central heating and is more expensive to run,
- Use thermostatic radiator valves if you have them to assist with controlling the temperature of individual rooms,
- Keep radiators clear of furniture and other obstructions. This will make sure that the maximum amount of heat gets into the room, and allows air to circulate more easily,
- You can discourage condensation on the walls by insulating them effectively with insulating plasterboard and rolls,
- If your home has cavity walls, consider installing cavity wall insulation.

Four people sleeping for 8 hours can produce 3 pints of water



First steps against mould

First treat any mould you may already have in your home. If you then deal with the basic problem of condensation, mould should not reappear.

- Wipe down windows and window-sills every morning in cold weather,
- You can use a mild bleach solution to remove light mould staining on hard surfaces,
- To kill and remove mould, wipe down walls and windows frames with a fungicidal wash. Follow the manufactures instructions precisely,
- Dry clean mildewed clothes and shampoo carpets,
- Disturbing mould by brushing or vacuum cleaning can increase the risk of respiratory problems,
- After treatment, redecorate using a good quality fungicidal paint to help prevent mould recurring. **Please note** this paint is not effective if overlaid with ordinary paints and wallpaper.
- The only lasting way of avoiding severe mould growth is to eliminate the source of the dampness.

It is hoped that you find the content of this leaflet useful. Should you require further advice or assistance please contact:

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The information in this leaflet is available online at:

www.derbyshiredales.gov.uk/housingdisrepair

